



Haw Lane
Bledlow Ridge

TIM RUSS
& COMPANY



Haw Lane
Bledlow Ridge
Buckinghamshire
HP14 4JH

A 2/3 bedroom home with breathtaking views over the Chiltern hills nestled in the village of Bledlow Ridge.

£700,000



The Property

We are pleased to offer this beautifully presented 2/3-bedroom home with stunning views in every direction and an incredible and well-maintained garden.

The home comprises a large entrance hall which leads to the dining room, the large double aspect living room and the kitchen / diner which has a wonderful outlook over the garden. Also to the ground floor is the integral garage. The house is full of inbuilt storage and has excellent loft space.

To the first floor there are two bright and airy bedrooms accessed off the spacious landing. There is also a main bathroom with separate toilet. The views continue throughout the home. The house further offers the potential to extend STPP.

Outside

The home sits on a large plot and has panoramic views of Buckinghamshire countryside. The attractive garden is a real feature of this house and is mainly laid to lawn with flower beds and a vegetable garden. There is ample parking to the front of the property with a garage.

Location

Bledlow Ridge is a thriving community, located in an Area of Outstanding Natural Beauty within the Chiltern Hills. The local primary school is Ofsted rated "Outstanding", and the village is within the catchment for secondary grammar schools in High Wycombe and Aylesbury. There is an abundance of country walks on the doorstep as well as The Boot gastro public house, village shop and tennis/cricket club.

Mainline railway stations to London are located at nearby Saunderton (Marylebone ~35 mins) Princes Risborough and High Wycombe and the M40 is some 5 miles away.

The nearby market towns of Princes Risborough, Marlow, Thame and High Wycombe offer excellent shopping and leisure facilities.

Viewings

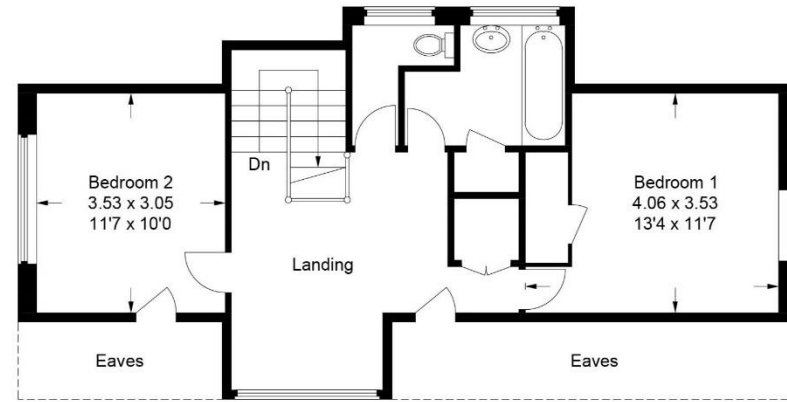
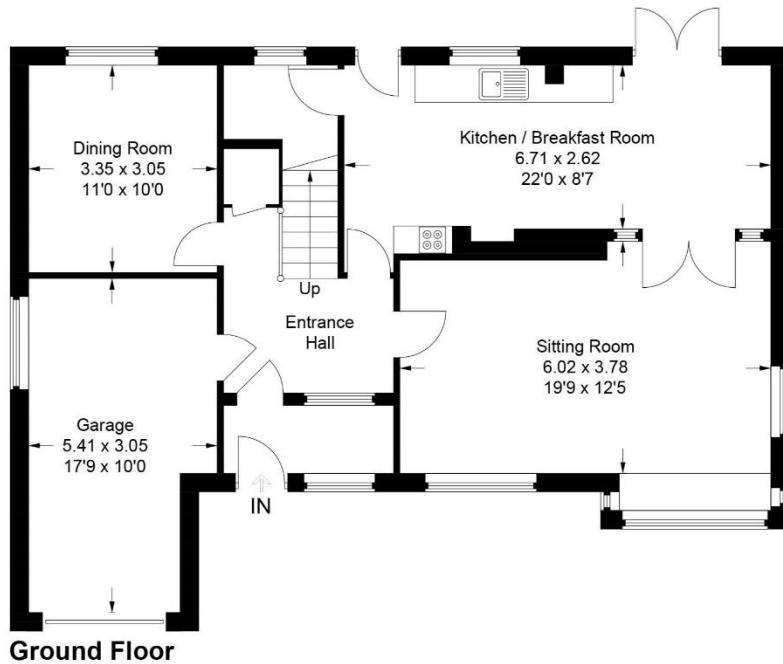
Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Tenure	Freehold
Council Tax Band	F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area = 135.4 sq m / 1458 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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